

Recommendation: **GRANT PERMISSION**

APP/15/01374 - First floor side extension, front porch and external alterations.,
PERM,10/02/2016

3 Proposal

The application proposes a new facade overclad system with a mix of insulated brick slip cladding and insulated render cladding. The proposal also incorporates new replacement PPC aluminium frame windows and doors and PPC aluminium frame curtain walling glazing & solid panels.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS7 (Community Support and Inclusion)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required for this application.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: 1

Statutory advertisement: Not applicable.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Effect on community facilities

(i) Principle of development

The application site is situated within an urban area where further development is considered to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

The location of the Dickinson building is positioned to the south of the school site and is well screened from the public realm, albeit partially visible from a distance when viewed from the school entrance on Hart Plain Avenue. Many of the surrounding buildings differ in their design which reflects development which has been undertaken over time. The Dickinson building is currently in a dilapidated condition and on this basis it is considered that updating and improving the external appearance of the building is unlikely to result in any detrimental impact on the visual amenity of the surrounding locality and is likely to improve the character and appearance of the area.

The proposal is therefore likely to result in a positive impact on the streetscene and considered to accord with Policy CS16 of Havant Borough Councils Core Strategy, 2011.

(iii) Impact upon residential amenity

The proposal is unlikely to result in any negligible impact on neighbour amenity as the Dickinson building is well screened from the public realm and sited a significant distance away from the surrounding residential properties located in Firs Avenue.

The nature of the proposal would not result in any loss of light, outlook, privacy or appear overbearing to any of the surrounding residential properties and is therefore considered to be compliant with Policy CS16 of Havant Borough Councils Core Strategy, 2011.

(iv) Effect on community facilities

The proposed changes to the Dickinson building is likely to improve the existing community building providing an update to the current facilities and improving the heat efficiency which will contribute towards establishing to a more sustainable building.

On this basis, the proposal is considered to be compliant with CS7 of Havant Borough Councils Core Strategy, 2011.

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS7 and CS16 of Havant Borough Councils Core Strategy, 2011. The scheme is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00987 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Notwithstanding the submitted materials schedule, a sample of the Gebrik insulated brick slip panel and its proposed finish colour shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground construction works.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan (160398 L(P)01)- received 23rd September 2016
Existing ground floor plan (160398 L(P)02)- received 23rd September 2016
Existing first floor plan (160398 L(P)03)- received 23rd September 2016
Existing roof plan (160398 L(P)04)- received 23rd September 2016
Proposed ground floor plan (160398 L(P)05)- received 23rd September 2016
Proposed first floor plan (160398 L(P)06)- received 23rd September 2016
Proposed roof plan (160398 L(P)07)- received 23rd September 2016
Existing and proposed north elevations (160398 L(P)08)- received 23rd September 2016
Existing and proposed east elevations (160398 L(P)09)- received 23rd September 2016
Existing and proposed south elevations (160398 L(P)10)- received 23rd September 2016
Existing and proposed west elevations (160398 L(P)11)- received 23rd September 2016
Colour Schedule (160398)- received 23rd September 2016

Reason: - To ensure provision of a satisfactory development.